

UNITED STATES BANKRUPTCY COURT
DISTRICT OF
DIVISION

In re: §
§
LASALLE DEVELOPMENT § Case No. 04-44458
CORPORATION
§
Debtor(s) §

**CHAPTER 7 TRUSTEE'S FINAL ACCOUNT AND DISTRIBUTION
REPORT CERTIFICATION THAT THE ESTATE HAS BEEN FULLY
ADMINISTERED AND APPLICATION TO BE DISCHARGED (TDR)**

JOSEPH E. COHEN, chapter 7 trustee, submits this Final Account, Certification that the Estate has been Fully Administered and Application to be Discharged.

1) All funds on hand have been distributed in accordance with the Trustee's Final Report and, if applicable, any order of the Court modifying the Final Report. The case is fully administered and all assets and funds which have come under the trustee's control in this case have been properly accounted for as provided by law. The trustee hereby requests to be discharged from further duties as a trustee.

2) A summary of assets abandoned, assets exempt, total distributions to claimants, claims discharged without payment, and expenses of administration is provided below:

Assets Abandoned:

Assets Exempt:

Total Distributions to Claimants:

Claims Discharged

Without Payment:

Total Expenses of Administration:

3) Total gross receipts of \$ (see **Exhibit 1**), minus funds paid to the debtor and third parties of \$ (see **Exhibit 2**), yielded net receipts of \$ from the liquidation of the property of the estate, which was distributed as follows:

	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
SECURED CLAIMS (from Exhibit 3)	\$	\$	\$	\$
PRIORITY CLAIMS: CHAPTER 7 ADMIN. FEES AND CHARGES (from Exhibit 4)				
PRIOR CHAPTER ADMIN. FEES AND CHARGES (from Exhibit 5)				
PRIORITY UNSECURED CLAIMS (from Exhibit 6)				
GENERAL UNSECURED CLAIMS (from Exhibit 7)				
TOTAL DISBURSEMENTS	\$	\$	\$	\$

4) This case was originally filed under chapter on . The case was pending for months.

5) All estate bank statements, deposit slips, and canceled checks have been submitted to the United States Trustee.

6) An individual estate property record and report showing the final accounting of the assets of the estate is attached as **Exhibit 8**. The cash receipts and disbursements records for each estate bank account, showing the final accounting of the receipts and disbursements of estate funds is attached as **Exhibit 9**.

Pursuant to Fed R Bank P 5009, I hereby certify, under penalty of perjury, that the foregoing report is true and correct.

Dated: _____ By: /s/JOSEPH E. COHEN
Trustee

STATEMENT: This Uniform Form is associated with an open bankruptcy case, therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.

**EXHIBITS TO
FINAL ACCOUNT**

EXHIBIT 1 – GROSS RECEIPTS

DESCRIPTION	UNIFORM TRAN. CODE ¹	\$ AMOUNT RECEIVED
TOTAL GROSS RECEIPTS		\$

¹The Uniform Transaction Code is an accounting code assigned by the trustee for statistical reporting purposes.

EXHIBIT 2 – FUNDS PAID TO DEBTOR & THIRD PARTIES

PAYEE	DESCRIPTION	UNIFORM TRAN. CODE	\$ AMOUNT PAID
Lewis Draper & Michael Sherman			
LEWIS DRAPER			
MICHAEL SHERMAN			
TOTAL FUNDS PAID TO DEBTOR & THIRD PARTIES			\$

EXHIBIT 3 – SECURED CLAIMS

CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6D)	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
NA					
TOTAL SECURED CLAIMS		\$	\$	\$	\$

EXHIBIT 4 – CHAPTER 7 ADMINISTRATIVE FEES and CHARGES

PAYEE	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
JOSEPH E. COHEN					
INTERNATIONAL SURETIES, LTD.					
INTERNATIONAL SURETIES, LTD.					
INTERNATIONAL SURETIES, LTD.					
FINANCIAL AGENT					
FINANCIAL AGENT					
UNITED STATES TREASURY					
COHEN & KROL					
JOSEPH E. COHEN					
COHEN & KROL					
NORMAN KELLERMAN					

PAYEE	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
TOTAL CHAPTER 7 ADMIN. FEES AND CHARGES		\$	\$	\$	\$

EXHIBIT 5 – PRIOR CHAPTER ADMINISTRATIVE FEES and CHARGES

PAYEE	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
NA					
TOTAL PRIOR CHAPTER ADMIN. FEES AND CHARGES		\$	\$	\$	\$

EXHIBIT 6 – PRIORITY UNSECURED CLAIMS

CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6E)	CLAIMS ASSERTED (from Proofs of Claim)	CLAIMS ALLOWED	CLAIMS PAID
NA					
TOTAL PRIORITY UNSECURED CLAIMS		\$	\$	\$	\$

EXHIBIT 7 – GENERAL UNSECURED CLAIMS

CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6F)	CLAIMS ASSERTED (from Proofs of Claim)	CLAIMS ALLOWED	CLAIMS PAID
Allen Pickus 1220 Grand Ave. Waukegan, IL 60085					

CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6F)	CLAIMS ASSERTED (from Proofs of Claim)	CLAIMS ALLOWED	CLAIMS PAID
Daniel K. Kubacki 1120 Erica Drive Wauconda, IL 60084					
Edward Pickus 1220 Grand Ave. Waukegan, IL 60085					
JMJ Construction Co. c/o John Fosberg 1570 Rudd Court Libertyville, IL 60048					
Mary M. Anderson 1569 Gamon Road Wheaton, IL 60187					
Nathan Pickus 1220 Grand Ave. Waukegan, IL 60085					
Stanley D. Kubacki 1120 Erica Drive Wauconda, IL 60084					
EAN CORPORATION					
JAMES T. MAGEE AS ESCROWEE FOR EAN					
JAMES T. MAGEE,AS ESCROWEE FOR EAN					
RONALD D. KUBACK, CPA					
TOTAL GENERAL UNSECURED CLAIMS		\$	\$	\$	\$

FORM 1
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INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT

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Exhibit 8

ASSET CASES

Case No: 04-44458 ABG Judge: A. BENJAMIN GOLDGAR
Case Name: LASALLE DEVELOPMENT CORPORATION

Trustee Name: JOSEPH E. COHEN
Date Filed (f) or Converted (c): 12/02/04 (f)
341(a) Meeting Date: 01/27/05
Claims Bar Date: 11/30/07

For Period Ending: 12/14/10

1	2	3	4	5	6
Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Values	Estimated Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Abandoned OA=554(a) Abandon DA=554(c) Abandon	Sale/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
1. PARTNERSHIP INTEREST IN FOX RIVER SHORE JOINT VENT (u)	0.00	0.00		495,900.00	FA
2. 40% INTEREST IN GATEWAY CENTER GROUP (u)	Unknown	0.00		0.00	FA
INT. Post-Petition Interest Deposits (u)	Unknown	N/A		8,700.97	Unknown

	Gross Value of Remaining Assets
TOTALS (Excluding Unknown Values)	\$0.00
	\$0.00
	\$504,600.97
	\$0.00
	(Total Dollar Amount in Column 6)

Major activities affecting case closing which are not reflected above, and matters pending, date of hearing or sale, and other action:

THIS IS A PRO SE CASE. DEBTOR HAS NOT FILED SCHEDULES. TRUSTEE TO FILE SCHEDULES AND CONDUCT A FIRST MEETING. TRUSTEE HAS RECEIVED AN OFFEW TO SELL CERTAIN REAL ESTATE AND PARTNERSHIP INTERESTS. TRUSTEE HAS FILED A MOTION TO SELL HIS RIGHT, TITLE AND INTEREST WHICH HAS BEEN GRANTED. TRUSTEE TO REVIEW CLAIMS AND EMPLOY AN ACCOUNTANT TO PREPARE TAX RETURNS. TRUSTEE IS TRYING TO LOCATE PRIOR YEAR TAX RETURNS SO ACCOUNTANT CAN PREPARE ESTATE TAX RETURNS. TRUSTEE WORKING WITH SHAREHOLDER OF DEBTOR TO OBTAIN TAX INFORMATION. TAX RETURNS BEING PREPARED. TRUSTEE REVIEWING CLAIMS AND WILL THEN PREPARE FINAL REPORT. TRUSTEE HAS BEEN CONTACTED BY SHAREHOLDER WHO IS GIVING INFORMATION TO TRUSTEE REGARDING VALIDITY OF CLAIMS. TRUSTEE TO FILE OBJECTIONS TO VARIOUS PROOFS OF CLAIM. CLAIM OBJECTIONS HAVE BEEN RESOLVED AND TRUSTEE IS PREPARING HIS FINAL REPORT.

Initial Projected Date of Final Report (TFR): 03/31/06

Current Projected Date of Final Report (TFR): 02/28/10

ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No: 04-44458 -ABG
Case Name: LASALLE DEVELOPMENT CORPORATION

Trustee Name: JOSEPH E. COHEN
Bank Name: BANK OF AMERICA, N.A.
Account Number / CD #: *****6456 BofA - Money Market Account

Taxpayer ID No: *****7620
For Period Ending: 12/14/10

Blanket Bond (per case limit): \$ 5,000,000.00
Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Trans. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
05/25/06	1	CHICAGO TITLE AND TRUST CO.	BALANCE FORWARD				0.00
			Sale of partnership interest	1129-000	495,900.00		495,900.00
			Proceeds from sale of real estate				
05/31/06	INT	BANK OF AMERICA, N.A.	Interest Rate 1.000	1270-000	26.36		495,926.36
06/30/06	INT	BANK OF AMERICA, N.A.	Interest Rate 1.000	1270-000	407.61		496,333.97
07/31/06	INT	BANK OF AMERICA, N.A.	Interest Rate 1.000	1270-000	421.54		496,755.51
08/31/06	INT	BANK OF AMERICA, N.A.	Interest Rate 1.000	1270-000	421.90		497,177.41
09/29/06	INT	BANK OF AMERICA, N.A.	Interest Rate 1.000	1270-000	408.64		497,586.05
10/31/06	INT	BANK OF AMERICA, N.A.	Interest Rate 1.000	1270-000	422.61		498,008.66
11/30/06	INT	BANK OF AMERICA, N.A.	Interest Rate 1.000	1270-000	409.32		498,417.98
12/29/06	INT	BANK OF AMERICA, N.A.	Interest Rate 1.000	1270-000	423.31		498,841.29
01/31/07	INT	BANK OF AMERICA, N.A.	Interest Rate 1.000	1270-000	423.67		499,264.96
02/28/07	INT	BANK OF AMERICA, N.A.	Interest Rate 1.000	1270-000	383.00		499,647.96
03/01/07	000301	International Sureties, Ltd. Suite 500 203 Carondelet St. New Orleans, LA 70130	Bond premium	2300-000		402.27	499,245.69
03/30/07	INT	BANK OF AMERICA, N.A.	Interest Rate 1.000	1270-000	424.35		499,670.04
04/30/07	INT	BANK OF AMERICA, N.A.	Interest Rate 1.000	1270-000	410.73		500,080.77
05/31/07	INT	BANK OF AMERICA, N.A.	Interest Rate 1.000	1270-000	424.73		500,505.50
06/29/07	INT	BANK OF AMERICA, N.A.	Interest Rate 1.000	1270-000	411.37		500,916.87
07/31/07	INT	BANK OF AMERICA, N.A.	Interest Rate 1.000	1270-000	425.44		501,342.31
08/31/07	INT	BANK OF AMERICA, N.A.	Interest Rate 1.000	1270-000	425.80		501,768.11
09/28/07	INT	BANK OF AMERICA, N.A.	Interest Rate 0.750	1270-000	319.62		502,087.73
10/31/07	INT	BANK OF AMERICA, N.A.	Interest Rate 0.750	1270-000	319.82		502,407.55
11/30/07	INT	BANK OF AMERICA, N.A.	Interest Rate 0.650	1270-000	268.41		502,675.96
12/31/07	INT	BANK OF AMERICA, N.A.	Interest Rate 0.500	1270-000	240.32		502,916.28
01/31/08	INT	BANK OF AMERICA, N.A.	Interest Rate 0.400	1270-000	199.26		503,115.54
02/29/08	INT	BANK OF AMERICA, N.A.	Interest Rate 0.300	1270-000	119.59		503,235.13
03/25/08	000302	INTERNATIONAL SURETIES, LTD.	Bond premium	2300-000		443.92	502,791.21
03/31/08	INT	BANK OF AMERICA, N.A.	Interest Rate 0.250	1270-000	118.92		502,910.13

ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No: 04-44458 -ABG
Case Name: LASALLE DEVELOPMENT CORPORATION

Trustee Name: JOSEPH E. COHEN
Bank Name: BANK OF AMERICA, N.A.
Account Number / CD #: *****6456 BofA - Money Market Account

Taxpayer ID No: *****7620
For Period Ending: 12/14/10

Blanket Bond (per case limit): \$ 5,000,000.00
Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Trans. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
04/30/08	INT	BANK OF AMERICA, N.A.	Interest Rate 0.250	1270-000	103.06		503,013.19
05/30/08	INT	BANK OF AMERICA, N.A.	Interest Rate 0.150	1270-000	63.91		503,077.10
06/30/08	INT	BANK OF AMERICA, N.A.	Interest Rate 0.150	1270-000	61.86		503,138.96
07/31/08	INT	BANK OF AMERICA, N.A.	Interest Rate 0.150	1270-000	63.92		503,202.88
08/29/08	INT	BANK OF AMERICA, N.A.	Interest Rate 0.150	1270-000	63.93		503,266.81
09/30/08	INT	BANK OF AMERICA, N.A.	Interest Rate 0.150	1270-000	61.88		503,328.69
10/31/08	INT	BANK OF AMERICA, N.A.	Interest Rate 0.100	1270-000	48.82		503,377.51
11/28/08	INT	BANK OF AMERICA, N.A.	Interest Rate 0.100	1270-000	41.26		503,418.77
12/23/08	000303	Financial Agent	Income tax	2810-000		633.00	502,785.77
			Income tax				
12/23/08	000304	Financial Agent	Income tax	2810-000		441.00	502,344.77
			Income tax				
12/31/08	INT	BANK OF AMERICA, N.A.	Interest Rate 0.030	1270-000	29.16		502,373.93
01/30/09	INT	BANK OF AMERICA, N.A.	Interest Rate 0.030	1270-000	12.80		502,386.73
02/27/09	INT	BANK OF AMERICA, N.A.	Interest Rate 0.030	1270-000	11.56		502,398.29
02/28/09	000305	International Sureties, Ltd. 701 Poydras St. Suite 420 New Orleans, LA 70139	Bond premium	2300-000		412.37	501,985.92
02/28/09	000306	UNITED STATES TREASURY	Income tax	2810-000		172.53	501,813.39
			Income tax				
03/31/09	INT	BANK OF AMERICA, N.A.	Interest Rate 0.030	1270-000	12.79		501,826.18
04/30/09	INT	BANK OF AMERICA, N.A.	Interest Rate 0.070	1270-000	28.87		501,855.05
05/29/09	INT	BANK OF AMERICA, N.A.	Interest Rate 0.070	1270-000	29.83		501,884.88
06/30/09	INT	BANK OF AMERICA, N.A.	Interest Rate 0.070	1270-000	28.88		501,913.76
* 07/16/09	000307	Leis F. Draper & Michael L. Sherman	Surplus to Debtor	8200-003		100,000.00	401,913.76
			Surplus to Debtor				
* 07/16/09	000307	Leis F. Draper & Michael L. Sherman	Surplus to Debtor	8200-003		-100,000.00	501,913.76
07/16/09	000308	Lewis Draper & Michael Sherman	Surplus to Debtor	8200-002		100,000.00	401,913.76
			Surplus to Debtor				
07/31/09	INT	BANK OF AMERICA, N.A.	Interest Rate 0.070	1270-000	27.92		401,941.68

ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No: 04-44458 -ABG
Case Name: LASALLE DEVELOPMENT CORPORATION

Trustee Name: JOSEPH E. COHEN
Bank Name: BANK OF AMERICA, N.A.
Account Number / CD #: *****6456 BofA - Money Market Account

Taxpayer ID No: *****7620
For Period Ending: 12/14/10

Blanket Bond (per case limit): \$ 5,000,000.00
Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Trans. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
08/31/09	INT	BANK OF AMERICA, N.A.	Interest Rate 0.070	1270-000	23.90		401,965.58
09/30/09	INT	BANK OF AMERICA, N.A.	Interest Rate 0.070	1270-000	23.13		401,988.71
10/30/09	INT	BANK OF AMERICA, N.A.	Interest Rate 0.070	1270-000	23.90		402,012.61
11/30/09	INT	BANK OF AMERICA, N.A.	Interest Rate 0.070	1270-000	23.13		402,035.74
12/31/09	INT	BANK OF AMERICA, N.A.	Interest Rate 0.070	1270-000	23.90		402,059.64
01/29/10	INT	BANK OF AMERICA, N.A.	Interest Rate 0.070	1270-000	23.90		402,083.54
02/17/10	INT	BANK OF AMERICA, N.A.	INTEREST REC'D FROM BANK	1270-000	12.34		402,095.88
02/17/10		Transfer to Acct #*****1134	Final Posting Transfer	9999-000		402,095.88	0.00

Account *****6456	Balance Forward	0.00		
	1 Deposits	495,900.00	9 Checks	102,505.09
	46 Interest Postings	8,700.97	0 Adjustments Out	0.00
			1 Transfers Out	402,095.88
	Subtotal	\$ 504,600.97		
			Total	\$ 504,600.97
	0 Adjustments In	0.00		
	0 Transfers In	0.00		
	Total	\$ 504,600.97		

ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No: 04-44458 -ABG
Case Name: LASALLE DEVELOPMENT CORPORATION

Trustee Name: JOSEPH E. COHEN
Bank Name: BANK OF AMERICA, N.A.
Account Number / CD #: *****1134 BofA - Checking Account

Taxpayer ID No: *****7620
For Period Ending: 12/14/10

Blanket Bond (per case limit): \$ 5,000,000.00
Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Trans. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
			BALANCE FORWARD				0.00
02/17/10		Transfer from Acct #*****6456	Transfer In From MMA Account	9999-000	402,095.88		402,095.88
02/25/10	003001	JOSEPH E. COHEN 105 WEST MADISON STREET SUITE 1100 CHICAGO, IL 60602-0000	Chapter 7 Compensation/Fees	2100-000		28,478.24	373,617.64
02/25/10	003002	COHEN & KROL	Attorney for Trustee fees			2,912.69	370,704.95
			Fees 2,896.83	3110-000			370,704.95
			Expenses 15.86	3120-000			370,704.95
02/25/10	003003	NORMAN KELLERMAN	Accountant for Trustee fees	3410-000		8,287.00	362,417.95
02/25/10	003004	JOSEPH E. COHEN	Attorney for Trustee fees	3110-000		1,448.42	360,969.53
02/25/10	003005	Ronald D. Kuback, CPA 1120 Erica Drive Wauconda, IL 60084	Claim 000001, Payment 100.000000%	7100-000		84,800.00	276,169.53
* 02/25/10	003006	EAN Corporation 1220 Grand Ave Waukegan, IL 60085	Claim 000006, Payment 100.000000% (6-1) Cause of Action	7100-003		44,400.00	231,769.53
02/25/10	003007	MICHAEL SHERMAN	Equity Security Holder	8200-052		23,176.95	208,592.58
02/25/10	003008	LEWIS DRAPER	Check issued to Michael Sherman per Lewis Draper	8200-002		208,592.58	0.00
* 03/10/10	003006	EAN Corporation 1220 Grand Ave Waukegan, IL 60085	Claim 000007, Payment 67.59481% Claim 000006, Payment 100.000000%	7100-003		-44,400.00	44,400.00
03/10/10	003009	James T. Magee, as Escrowee for EAN Corp.	Replaces check for EAN Corporation	7100-000		44,000.00	400.00
08/11/10	003010	JAMES T. MAGEE AS ESCROWEE FOR EAN CORP.		7100-000		400.00	0.00

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Case No: 04-44458 -ABG
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Trustee Name: JOSEPH E. COHEN
Bank Name: BANK OF AMERICA, N.A.
Account Number / CD #: *****1134 BofA - Checking Account

Taxpayer ID No: *****7620
For Period Ending: 12/14/10

Blanket Bond (per case limit): \$ 5,000,000.00
Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Trans. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)

Account *****1134	Balance Forward	0.00					
	0 Deposits	0.00			11	Checks	402,095.88
	0 Interest Postings	0.00			0	Adjustments Out	0.00
					0	Transfers Out	0.00
	Subtotal	\$ 0.00				Total	\$ 402,095.88
	0 Adjustments In	0.00					
	1 Transfers In	402,095.88					
	Total	\$ 402,095.88					

Report Totals	Balance Forward	0.00					
	1 Deposits	495,900.00			22	Checks	504,600.97
	46 Interest Postings	8,700.97			0	Adjustments Out	0.00
					1	Transfers Out	402,095.88
	Subtotal	\$ 504,600.97				Total	\$ 906,696.85
	0 Adjustments In	0.00					
	1 Transfers In	402,095.88					
	Total	\$ 906,696.85				Net Total Balance	\$ 0.00